

Sundance, county at odds over twin tents

By Sharon M. Haddock
Deseret News staff writer 6-5-97

SUNDANCE — What was meant to be a temporary fix has turned out to be a long-term frustration for the Sundance Resort.

The twin yurt tents erected after the resort's administration building burned in June 1996 apparently violate Utah County's building code.

So although the expensive canvas dome-like structures were brought in and set up shortly after the fire displaced Sundance workers last summer, they have stood idle and empty for the past six months.

"We don't have an ordinance that permits membrane structures," said Jeff Mendenhall, Utah County's planning and zoning director. "Until there's a change in the ordinance to allow that use, they cannot have them."

By legal definition, if something is not spelled out as a permitted use, it is then assumed not allowable, said County Attorney Kent Sundberg.

The tents are stretched canvas

over a circular wooden criss-crossed frame with a tinted glass skylight at the top and mesh windows and a wooden door built into the walls. The floor is hardwood, and the tents are heated with a sin-

gle stove. They are fixed to the ground with concrete pilings and cable.

Missy Larson, representing Sundance with the Intrepid Marketing Group, said the tents were actually

bought and put up to serve as a facility for Sundance Institute film labs and retreat groups.

Most of the office personnel who previously worked in the building that burned down have relocated

into the Creekside facility, said Larson. The Creekside building was under way at the time of the fire.

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Sundance Resort has been unable to get a permit to use two "yurt" tents erected after the administration building burned down last year.

School and a second time when she attended the U.

Upon meeting Grow, Howell

Howell predicts Grow will be "very, very successful, a strong political figure in the state of Utah."

done a lot for Utah, but equally so, Lisa Grow has done a lot for state of Utah," Howell said.

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However, the administration building also housed a film library and provided conference space.

"We thought we'd get that back with the yurt tents," said Larson.

Utah County officials were told about the tents by someone other than Sundance. Once it was brought to Mendenhall's attention, notices were posted prohibiting occupancy until further notice.

"Our concern is that anything constructed needs to have a permit," said Mendenhall.

To get a permit, Sundance has met with various planners and officials for months and ended up pleading with the county commissioners this week for some help.

Commissioners said they were uncomfortable allowing the tents in one place without allowing them in others. Commissioner Jerry Grover said it could be that the county does not want membrane structures in every zone.

"If we OK this for Sundance, we OK it for everybody," said Grover.

An addition to the county's ordinance is on its way to the planning commission for its June 17 meeting. But even if it's approved, it then must come before the commission for final approval.

"They're looking at sometime in July before it's resolved," said Mendenhall.

He said the commission could possibly grant some temporary or emergency approval if the situation is deemed a disaster. "But I'm not sure one burned-down building is a disaster," said Mendenhall.

In the meantime, Sundance is into its busiest month and scratching for space.

Sundance employee Michael Washburn has been working on the problem for Sundance from the beginning, intending to have the tents open by now, said Larson.

"He expected to walk away with the OK Tuesday," she said. "The structures are almost permanent, and we really need that work space, especially if it rains."

Washburn told the commission he found it "outrageous" to be treated so casually and helped so little.

"I need to be able to use the yurts. I don't think it's an unreasonable request," said Washburn.

He reminded the commission that Sundance contributes in a large way to the Utah County tax base.

Commissioner David Gardner reminded Washburn that Utah County services benefit Sundance as well in return.

attorney

lawyers have generally gotten a rap over the years, but Rollins is to change that.

There are some attorneys who only interested in money," he said. "I want to always be ethical in what I do. I have seen many good ones who I have tried to emulate. I want to live my life so that someone may view me as a role model someday."

Commencement exercises will be held Friday, June 6, at 7 p.m. at Dixie Center Burns Arena.

the standard must be documented and reviewed by the son's clinical director or a physician.

The new recommendations parallel the approach taken by many in the state's mental health facilities, Alden said.

Alden said mental health advocates will be involved in the long-range planning. She hopes to have plan in place by July 15, in time for the naming of the new director of corrections. Lane McCotter, who resigned from the position he held for more than five years, is interim director.

Once the prison's long-term plan is in place, the committee will then be asked to look at other mental health issues in the state. Alden

prived or needed medical care, resulting in serious damage to his health.

"Mr. Jacobson has been subjected to cruel and unusual punishment with shortening of his life not unlike an arbitrary death sentence," the complaint said.

A native Utahn, Jacobson returned to Provo and closed his northern Virginia genetics and fertility practice in 1988 after surrendering his license for negligence.

He was charged in 1991 with 52 counts of fraud connected with a scheme to falsely convince some women they were pregnant. Prosecutors said the women were later told that they had suffered miscarriages where fetuses were "resorbed" into their bodies. Also, he was accused of lying to patients about using his own sperm to inseminate them.

According to witnesses at his trial, Jacobson had promised them semen from tall, thin donors. Ge-

would" because of the lack of adequate dental care.

Jacobson said in the suit that he developed a Health Promotion and Disease Prevention program at the federal prison at Nellis that helped many inmates, including him, lose weight through diet control and exercise.

However, the warden arbitrarily barred inmates from further use of the equipment, saying they were reserved for the use of Air Force and prison personnel, the suit said.

"Prior to entering federal prison incarceration, Mr. Jacobson was a world renown researcher, scientist and doctor in the fields of genetics and fertility," the suit said. Now, he has suffered progressive loss of memory and mental acuity, it said.

"Mr. Jacobson entered the federal prison system in vibrant good health. He will now exit the system with his body wrecked and ravaged by untreated diabetes," the suit said.

Draft accord reached on unions and applicants for I-15 jobs

An apparent agreement has been worked out among the state, the I-15 contractor and local unions so that people applying for freeway construction jobs don't have to go through union halls.

Senate President Lane Beattie said Thursday morning that he's satisfied with the draft agreement, which he believes will be made public in the next several days.

"You can go through the (union)

signed an employment contract with five local labor unions to provide skilled and unskilled workers for the project.

Utah is a right-to-work state. To get or keep a job you don't have to join a union, and Wasatch officials said workers wouldn't have to join a union to get a freeway job. But as I-15 workers applied through a union hall, applicants would certainly be solicited to join the union.

should be tried first. Clinicians should also document the restraining techniques used and attempt

in inmates should be trained at least yearly.

Emergencies that require Cor-

Utah House slams Robert Redford

2-7-97
By KIMBERLEY MURPHY
Associated Press Writer

SALT LAKE CITY — The Utah House has taken an in-your-face shot at actor-director Robert Redford, approving a resolution suggesting his Sundance resort be studied as a possible wilderness area.

Republican Rep. Brad Johnson, a southern Utah cattle rancher from Aurora, is sponsoring the nonbinding resolution that calls for the state Department of Natural Resources to study the possibility of setting aside some of Redford's private property as a wilderness area or state park.

Since the state can't just take his land, the study would require Redford's consent, and, to add insult to injury, Johnson wants Redford to pay for it as well.

Johnson said the resolution singles out Redford — who lives part-time at the resort in Provo Canyon — primarily because he is a powerful ally of environmentalists and has long advocated preserving

undeveloped land. Johnson's argument is what's good for the goose is good for the gander.

Worse, Redford was on hand last fall when President Clinton designated 1.7 million acres in southern



Utah as the Grand Staircase-Escalante National Monument to protect it from coal development.

"(The resolution) doesn't say anything bad about Mr. Redford," Johnson said. "All it does is allow him the opportunity to put his money where his mouth is."

Clinton's declaration came at a time when a company was proposing to mine coal on the Kaiparowits Plateau, which is within the monument's area. Most of the area

residents wanted the mine and the state wanted its share of the mining royalties.

This is not the first time Redford has run afoul of rural Utahns for opposing development on Kaiparowits. Twenty years ago he was burned in effigy in Kanab because he had successfully opposed a proposed coal-fired power plant in the area.

Johnson's resolution passed the Utah House 44-27 Thursday and now goes to the Senate for consideration.

Johnson admits there is no clear mechanism in state government to take the privately owned Sundance Ski and Summer Resort, on roughly 6,000 acres on the east slope of Mt. Timpanogos.

But that didn't seem to matter much to rural lawmakers, who were most vocal in their support of the resolution.

"If nothing else I think this resolution points out what we are faced with," said Republican Rep.

Tom Hatch, a cattle rancher and insurance executive from Panguitch.

He called Clinton's monument designation heavy-handed and said public lands are a vital component to southern Utah's economy.

"Take that component away and it directly impacts our private businesses," Hatch said.

In a statement last month, Redford said he already plans to put most of his land into a trust to protect it.

"Rep. Johnson is usurping the time of the Utah State Legislature and its staff with something which is nothing more than a publicity stunt — a publicity stunt paid for by taxpayer money," Redford said.

Other legislators urged their colleagues to refrain from blaming Redford.

"I think this lowers us to the same level of outrage we feel over what the federal government has done," said Rep. Tammy Rowan, R-Orem.

Canyon development has zoning problem

By JOSEPHINE ZIMMERMAN
The Daily Herald

PROVO CANYON — Property owners in Stewart Cascadelands, a canyon housing development near Sundance, have a problem.

For a number of years, some of the area's homeowners have rented their homes to Sundance for people who attend the Sundance Institute and Sundance Film Festival. Now they have learned the practice is illegal under Utah County's zoning ordinance.

An informal vote

A delegation of property owners, seeking a solution to their problem, met Tuesday night with the Utah County Planning Commission.

After a detailed discussion, both groups agreed to research possible solutions and return to talk about the issue next month.

Neil Bullock, a member of the advisory council for the homeowners association, told commissioners that homeowners had recently taken an informal vote on the issue. A majority of the homeowners, he said, approve of renting homes on a temporary basis. Of 72 votes, he said, 65 were cast in favor of renting — even though a majority don't rent their homes, he added.

Bullock asked the county to change the text of the zoning ordinance in the Critical Environment-2 zone by adding an overlay zone that allows rentals — but only in Stewart Cascadelands.

Planning Commission Chairman Elaine Englehardt explained that the law does not allow the county to do that. She said changing the CE-2 zone would affect all the CE-2 zones in the county, "and we have a lot."

When Bullock explained that the homeowners' association

had established a firm set of rules for the subdivision, Englehardt said the homeowners' rules had no bearing on the county's responsibility in enforcing the zoning ordinance.

"No ski bums"

The planning staff recommended to not approve the homeowners' request because access, water system, fire system, sewage system and emergency services have not been designed for the conversion of single-family homes to transient lodging, especially those developments originally designed for second/vacation home use.

Bruce Dixon, a Cascadelands homeowner who says he also owns property in Provo, said Provo City had created an overlay zone in his neighborhood that allowed owners of single-family homes to rent them. "I can't see why you can't do the same thing," he said.

Bullock said Sundance collects and pays the transient room tax for any rentals in the subdivision. "We prohibit loud music, too many people in a home and parking on the streets," he said. "The number of people occupying a home cannot exceed what the normal occupancy would be for a family," he pointed out.

He noted that Sundance does an excellent job of policing the area. "We have a high-caliber clientele and no ski bums," he emphasized. "The impact on the mountain would be much greater if Sundance had to build more housing for these people." He said temporary residents use the homes about 132 days a year, or one-third of the time.

Pandora's box

Julie Mack, a Sundance representative present at the meeting, said the homeowners have a critical relationship

with the Sundance Institute, a non-profit organization that supports the work of independent film makers. "We have 2,000 people apply for 20 positions. Without the relationship between the homeowners and Sundance, the institute could not function," she said.

Planning Commissioner Gary Robison said he is concerned about opening a Pandora's Box by freeing up every CE-2 zone in the county. "I couldn't approve this the way our ordinance currently is written. We need a task force to study this and determine how others may be handling it," he said.

David Shawcroft, deputy county attorney, emphasized that Stewart Cascadelands was established as a development for single families.

Planning commissioners voted to continue the discussion for a month.